

Chepstow Town Council

Planning & Administration Committee

Minutes of the meeting of Planning and Administration Committee of Chepstow Town Council held via Zoom remote meetings, on Wednesday, 14th July 2021 at 6.15pm.

Present:

Chairman: Cllr D Rooke

Councillors: Cllr M Brady, Cllr A Braund,

Apologies: Cllr T Redhead

In Attendance: Mrs L Allen (Town Clerk)

Due to technical issues the meeting did not start until 18:40.

17 Declaration of interest in items on the agenda

None.

18 Minutes

The minutes of the meeting held on Wednesday, 23rd June 2021 were confirmed as correct and will be signed as a true record at the next available opportunity due to the Covid-19 restrictions.

19 Matters Arising.

None.

20 Monmouthshire County Council Planning Decisions.

Noted the decisions of Monmouthshire County Council:

DM/2021/00447 Approved 15 Oakfield Ave Endorsed

DM/2021/00644 Approved 24 St Davids Close Endorsed

21 Planning Applications.

21- 1	DM/2021/00713	Plot Ref :-	Type :-	Listed
	Applicant Name :-	00713	Date Received :-	22/06/2021
	Location :-	10 Lower Church Street Chepstow Monmouthshire NP16 5HJ	Date Returned :-	16/07/2021

Proposal : Rear single storey kitchen utility extension.

Observations : Chepstow Town Council recommends approval subject to the following condition(s):

1. That a pitched glazed roof is used rather than a velux window as this is more in keeping with the nature of the house and preserves the listed building and historic environment.

21- 2 DM/2021/00771 Plot Ref :- Type :- Full
Applicant Name :- 00771 Date Received :- 01/07/2021
Location :- The Why Knot Restaurant Date Returned :- 16/07/2021
18A The Back
Chepstow
NP16 5HH

Proposal : AMENDED PLANS - The levelling up of the rented piece ground opposite La Ribera (rented from the Council). To make the ground more useable and safe. This will consist of some decking and existing grass levels, this will include hand railed steps and handrails.

Observations : Chepstow Town Council recommends refusal for the following reason(s):

1. that the proposed decking for additional seating is obtrusive to the open vista of the area and impinges on an Area of Outstanding Natural Beauty including the views of the castle and bridge.

Whilst the Town Council do not oppose the additional seating they request that consideration be given to relocating it to the flat area adjacent to the right of the existing "gin" shed. The raised section of the flood defense only to be used for bench seating and that the area be reseeded back to its original form.

21- 3 DM/2021/00958 Plot Ref :- Type :- Full
Applicant Name :- 00958 Date Received :- 17/06/2021
Location :- 18A The Back Date Returned :- 16/07/2025
Chepstow
Monmouthshire
NP16 5HH

Proposal : A converted wooden shed into a Gin Bar, levelled into the rented land

Observations : Chepstow Town Council note that this is a retrospective application which the Town Council recommend to approve subject to the following condition(s):

1. that the wooden shed be visually attractive at all times and blends into the natural beauty of the heritage area.

21- 4 DM/2021/01043 Plot Ref :- Type :- Listed
Applicant Name :- 01043 Date Received :- 18/06/2021
Location :- 1 Mount Pleasant Date Returned :- 23/07/2021
Chepstow
Monmouthshire
NP16 5PS

Proposal : Increasing size of existing openings in walls to corridor, provision of internal door and all associated works.

Observations : Chepstow Town Council recommends approval.

Members wish it to be noted that they felt that the drawings submitted

with the proposal were poor and lacking in suitable scales which made it difficult to understand.

21- 5 DM/2021/01067 Plot Ref :- Type :- Full
Applicant Name :- 01067 Date Received :- 07/07/2021
Location :- 18A Moor St Date Returned :- 23/07/2021
Chepstow
Monmouthshire
NP16 5DB

Proposal : This would be to change from an office B1 classification to D1 for a children's nursery to be operating similar hours 07.30-18.30 operating morning afternoon and all day sessions , with up to 35 - 40 children.

Observations : Cheptow Town Council recommends approval with the following condition(s):

1. ensure that all collections and pick ups are made within the dedicated parking area at the rear of the premises to avoid parking issues on Moor Street.
 2. clarification that the change of use applies to both 18a and 18b as the application is for 18a Moor Street only.
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21- 6 DM/2021/01161 Plot Ref :- Type :- Full
Applicant Name :- 01161 Date Received :- 06/07/2021
Location :- 8 Alcove Wood Date Returned :- 16/07/2021
Bayfield
Chepstow
NP16 6DT

Proposal : Single storey rear extension and minor internal alterations.

Observations : Chepstow Town Council recommends approval.

22 Correspondence.

Members reported an item received to late for the agenda:

Monmouthshire County Council new and decided enforcement decisions for June 2021.

Noted the new and decided enforcement decisions for June from Monmouthshire County Council.

a. Monmouthshire County Council - Temporary Road Closure

Noted correspondence received from Monmouthshire County Council detailing the Temporary Road Closure for Hardwick Hill Lane, Chepstow from 02/08/21 - 04/08/21.

b. Planning Application DM/2021/00928 - Thornwell Primary School

Received correspondence from Monmouthshire County Council in regards Planning Application DM/2021/00928 - Thornwell Primary School and noted that the original application had been amended to Permitted Development and that there would be an anti glare finish on the PV panels.

23 Date of Next Meeting

The next meeting of the Planning and Administration Committee of Chepstow Town Council will be held on Wednesday, 28th July 2021 at 6.15pm via Zoom remote meetings.

The Meeting closed at : 19:20

Signed : _____ Chairman Date: _____

On behalf of :- Chepstow Town Council